

Notices of Election and Demand Filed in Adams County

From May 11, 2023 Through May 11, 2023

Adams County Public Trustee makes no representation or warranties about the accuracy or adequacy of these reports.
You should conduct your own due diligence.

Foreclosure Number: A202379878

NED Date: 05/11/2023

Reception #: 2023000026339

Original Sale Date: 09/13/2023

Deed of Trust Date: 06/09/2020

Recording Date: 06/10/2020

Reception #: 2020000052609

Re-Recording Date

Re-Recorded #:

Legal: LOT 1, BLOCK 5, QUAIL VALLEY SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 14701 GAYLORD ST, THORNTON, CO 80602

Original Note Amt: \$448,585.00

LoanType: VA

Interest Rate: 3.500

Current Amount: \$422,883.68

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES, LLC

Current Owner: ERNEST RETIKIS

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS

Grantor (Borrower On Deed of Trust) ERNEST RETIKIS

Publication: Northglenn-Thornton Sentinel

First Publication Date: 07/20/2023

Last Publication Date: 08/17/2023

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000009796400

Phone: (303)350-3711

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Foreclosure Number: A202379879

NED Date: 05/11/2023

Reception #: 2023000026337

Original Sale Date: 09/13/2023

Deed of Trust Date: 04/30/2021

Recording Date: 05/07/2021

Reception #: 2021000056135

Re-Recording Date

Re-Recorded #:

Legal: LOTS 15 AND 16, BLOCK 23, WALNUT GROVE SECOND ADDITION TO BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 262 S 4th Ave, Brighton, CO 80601-2034

Original Note Amt: \$240,562.00

LoanType: FHA

Interest Rate: 3.375

Current Amount: \$233,420.38

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): U.S. Bank National Association

Current Owner: David Degollado

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Nations
Lending Corporation, it successors and assigns

Grantor (Borrower On Deed of Trust) David Degollado

Publication: Northglenn-Thornton Sentinel

First Publication Date: 07/20/2023

Last Publication Date: 08/17/2023

Attorney for Beneficiary: Halliday, Watkins & Mann, P.C.

Attorney File Number: CO21756

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Foreclosure Number: A202379880

NED Date: 05/11/2023

Reception #: 2023000026340

Original Sale Date: 09/13/2023

Deed of Trust Date: 09/01/2020

Recording Date: 09/15/2020

Reception #: 2020000090830

Re-Recording Date

Re-Recorded #:

Legal: LOT 37, BLOCK 1, THE VILLAGES AT BUFFALO RUN EAST FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 16484 E 117th Ave, Commerce City, CO 80022

Original Note Amt: \$505,672.00

LoanType: FHA

Interest Rate: 3.25

Current Amount: \$486,654.44

As Of: 07/01/2022

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Nasser Luyombya

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
UNIVERSAL LENDING CORPORATION., ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Nasser Luyombya

Publication: Northglenn-Thornton Sentinel

First Publication Date: 07/20/2023

Last Publication Date: 08/17/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-029969

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